



# WAITSFIELD PLANNING COMMISSION AGENDA

January 7, 2025 at 7:00 p.m.

**Planning Commission**  
Beth Cook  
Robert Cook  
Emma Hanson  
AnnMarie Harmon, Vice-  
Chair  
Becca Newhall  
Alice Peal  
Jonathan Ursprung, Chair

**THE PLANNING COMMISSION WILL BE HOLDING A HYBRID MEETING. THE PUBLIC MAY ATTEND IN PERSON AT WAITSFIELD TOWN HALL OR REMOTE VIA ZOOM WITH TELEPHONE AND/OR VIDEO ACCESS. THOSE PARTICIPATING MAY SPEAK DURING THE DESIGNATED PERIODS.**

To join the meeting remotely, use this link:

<https://us02web.zoom.us/j/9190265312>

**Meeting ID:** 919 026 5312

**Or call:** 1 929 205 6099

**Planning & Zoning Administrator**

J. B. Weir

**Town Administrator**  
Vacant

**Town Clerk**  
Jennifer Peterson

**Town Treasurer**  
Steve Lewis

**Waitsfield Town Office**  
4144 Main Street  
Waitsfield, VT 05673  
(802) 496-2218  
[www.waitsfieldvt.us](http://www.waitsfieldvt.us)

1. CALL TO ORDER / ROLL CALL
2. REVISIONS TO AGENDA, IF ANY (5 +/- min)
3. PUBLIC FORUM (10 +/- min)
4. APPROVAL OF MINUTES – DECEMBER 3 & DECEMBER 17 (15 +/- min)
5. GROUNDWATER PROTECTION OVERLAY (10 +/- min) JB
6. VILLAGE MASTER PLANNING (15 +/- min) AnnMarie/Jonathan
7. ALICE UPDATE (30 +/- min)
8. WASTEWATER PLANNING PROJECT UPDATE (10 +/- min) JB/Bob
9. PC WORK PLAN 2025 (15 +/- min)
10. OTHER BUSINESS (10+/-min)
11. ADJOURNMENT

**Waitsfield Planning and Zoning Administrators Report  
Planning Commission January 7, 2025 meeting**

**4. Minutes of December 3 and December 17**

At last meeting, commissioners decided to hold off on approval of the 12/3 minutes so that Mr. Cook could better explain his thoughts on the master planning as expressed in the minutes. Carol Chamberlin has revised the minutes after rewatching the video. Those revised 12/3 minutes are in the packet.

**5. Groundwater Protection Overlay District**

At the 12/17/24 meeting, Commissioners approved the proposed final draft of the new Table 2.12 for the Groundwater Protection Overlay District (GPOD) along with the corresponding definitions and map.

The PZA has included an adoption timeline for the GPOD in the packet. The proposed Planning Commission public hearing date is February 18, 2025. The PZA will send out the proposed Bylaws to abutting Towns and statutorily-required State agencies 30 days in advance of the hearing (by 1/18/2025).

The question arose at last meeting whether landowners within the proposed overlay needed to be notified individually. The PZA reached out to our Town attorney on this question. Per his feedback, a proposed overlay is noticed *no* differently than any other Bylaw change and therefore affected landowners need not be individually noticed.

The PZA has drafted the required Reporting Form and draft public notice in the packet for review.

**6. Village Master Planning**

The next meeting of the VMPS is scheduled for January 21<sup>st</sup> at 10:00am. There was no December meeting, as SE Group continued work on draft design concepts.

The PZA has compiled a list of priority Irasville landowners who will be contacted over the next month or so to discuss master planning in Irasville.. The PZA along with Joshua Schwartz will be heading this pursuit.

The project website has been updated to include an overview of the community event along with the dot board photos, as well as a comment/survey form. The website can be found [here](#). And is linked off the Town webpage [here](#).

## **7. Alice Update**

Mrs. Peal will have a chapter or 2 from the new Regional Plan for the PC to review and comment. In addition, there will be new requirements for the Town Plan that she will summarize.

Linked below is a pdf of the Town Plan for Washington, VT. The CVRPC Project Review Committee recommended approval of the new Town Plan and the CVRPC Board of Commissioners voted to approve it as well as the Town of Washington Town Plan planning process. Per Mrs. Peal, “To understand the Review Process, go to Page 88 in this document linked below.”

<https://centralvtplanning.org/wp-content/uploads/2024/12/24-12-30-MPRC-Packet.pdf>

Mrs. Peal also sent a link to the recordings and slides from the Land Use Reform Training held on December 19<sup>th</sup>. Information is included in the packet.

## **8. Wastewater Planning Project Update**

The Engineering Technical Team (ETT) met on 12/18/24 with Jon Ashley to review updated pump station locations and other final design work. Geotechnical drilling/boring at the school and Fiddlers Green was conducted on December 23<sup>rd</sup>.

The Town should receive notice of our grant award and loan eligibility from USDA RD in the next two weeks. The Town will also be applying for a grant from the Northern Borders Regional Commission in March/April. In addition, the team will be putting in a grant with Vermont Community Development Program (VCDP). VCDP administers U.S. Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funding. Vermont’s CDBG funding assists communities on a competitive basis by providing financial and technical assistance to identify and address local needs in areas of: housing, economic development, public facilities, public services, and handicapped accessibility modifications. 70% of CDBG funds must primarily benefit persons of low and moderate income.

On January 2<sup>nd</sup>, the PZA received a call from a reporter from WCAX, asking questions about municipal infrastructure needs as land use reform occurs in Vermont. The PZA had a lengthy conversation with him (Calvin Cutler), after which he wanted an in-person interview. Later that

afternoon, Selectboard member Chach Curtis and project lead Joshua Schwartz sat down for an interview to be aired on January 2<sup>nd</sup> at 6:00pm.

On January 3, 2025, the PZA, Joshus Schwartz and Chach Curtis will be attending VT Village Water & WW ARPA Resource Day from 9-3pm in Berlin. The PZA will pass along what he learned at this meeting.

As of 12/11//24, the Town website page for the project has been updated and can be found [here](#).

## **9. PC Work Plan 2025**

The PZA has included the 2024 Work Plan. Commissioners should take some time over the next two meetings to identify work to be done in the coming year.

## **10. Other Business**

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Upcoming trainings/webinars:

### **Grants & Funding Chat: Wastewater**

This chat is the first in a bi-monthly series to help members learn about specific funding opportunities as well as ways to make their funding applications competitive – and the advance work that is required when using someone else’s money.

Each meeting focuses on a different topic. After an eye-opening 15-minute presentation on the day’s topic, the format transitions to a participant Q&A, where attendees can ask questions of the presenter and each other. Bring your questions, share your challenges, and learn from other communities.

This series is presented by Bonnie Waninger, the Project & Funding Specialist on VLCT’s Municipal Operations Support Team.

January’s topic is WASTEWATER.

Does your community need a wastewater system and not know where to start?

Do you have a system that needs specific upgrades, such as energy efficiency measures?

Is your wastewater system ready for major maintenance or replacement?

Wastewater projects are rarely funded by municipalities alone: they usually require the municipality to build a funding stack of grants, loans, and municipal funds. The more

complicated the project, the more funding sources it will have. Learn about actions you must take before applying for wastewater funding, who can provide the answers you need, and much more.

#### Registration Information

Register once and attend all sessions! Once you register, your link to join will be the same for every 2025 Grants & Funding Chat. Zoom will send you an email with the link to join ahead of each chat.

#### Future Dates and Topics

Tuesday, March 11, 2025 – Climate Resilience

Tuesday, May 13, 2025 – Housing\*

Tuesday, July 8, 2025 – Transportation\*

Wednesday, November 12, 2025 – Community Economic Development

\* These two might switch dates due to timing of the legislative session.

#### Presenter

Bonnie Waninger, Project & Funding Specialist, VLCT

Register [here](#).

### **Community Wastewater Management Assistance**

Date: 9 January 2025, 4:00 - 6:00PM

Location: CVRPC Office, 29 Main Street Suite #4 Montpelier, VT and [Zoom](#)

The Central Vermont Regional Planning Commission's Clean Water Advisory Committee January 2025 meeting will focus on community wastewater issues and feature a panel of speakers from the Department of Environmental Conservation's Water Infrastructure and Drinking & Groundwater Protection Divisions. Join us for an opportunity to learn about aging onsite wastewater systems, regulatory concerns, wastewater best management practices, emerging technologies for onsite wastewater dispersal, and funding opportunities for public & private entities.

### **Mad River Valley Wastewater Workshop:**

Date: Spring 2025

Location: TBD

The Friends of the Mad River, Central Vermont Regional Planning Commission and Department of Environmental Conservation are partnering to offer a Wastewater Workshop in the Mad River

Vally in the Spring 2025. Discover how onsite wastewater treatment (septic) systems work and the various kinds of systems installed in Vermont. Learn why newer systems are no longer the septic systems of the past. Understand the regulatory framework for on-site wastewater systems and potable water supplies. Develop an understanding of how to maintain your onsite wastewater system to keep it functional in the years to come.

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Respectfully submitted,  
J.B. Weir

**TOWN OF WAITSFIELD, VERMONT**  
**Planning Commission Meeting Minutes**  
**Tuesday, December 3, 2024**  
Draft

**Members Present:** Beth Cook, Bob Cook, Emma Hanson, AnnMarie Harmon, Becca Newhall, Alice Peal, Jonathan Ursprung

**Members Absent:** None

**Staff Present:** JB Weir, Planning and Zoning Administrator

**Others Present:** None

## **II. Regular Business.**

### **1. Call to Order**

The meeting was called to order at 7:02 pm by Jonathan Ursprung. The meeting was held in person at the Town Offices and remotely via Zoom.

### **2. Review agenda for addition, removal, or adjustment of any items.**

No adjustments to the agenda were proposed.

### **3. Public Forum.**

No members of the public were present.

### **4. Approval of Minutes**

The minutes of October 15, 2024 were approved.

### **5. Groundwater Protection Overlay**

Several concerns were raised by the group, including the use of logging equipment, snowmobiles, and ATVs in the various zones. Considerations such as forestry BMPs, educational signage, and the existing deed covenants on a large portion of the overlay area were discussed. JB indicated that most of his research led to overlays developed for areas with greater development and so did not include restrictions related to these types of concerns. He confirmed that he will consult with Robin Morris and Peter Lazorchak, and obtain further legal advice regarding the overlay language. Once these matters have been addressed, the PC will review the document again in preparation for warning the adoption process.

### **6. Village Master Planning**

There has been no meeting since the public input session a couple of weeks ago; SE Group will be providing a summary of the meeting's results for the group at the next meeting.

AnnMarie reported that the dot boards which were filled out during the public meeting are available on the project web site, and shared some insights she gleaned from perusing the results. These included her noting that there was not full support for mixed income rentals aimed at first-time homebuyers, and the same was true for some related topics addressed.

There was some related discussion about matters such as keeping the area compatible with New England style architecture, and it was agreed that the affordability of construction as well as how

much design review should be provided for are considerations when developing any related regulations.

There was consensus among the group that the questions posed at the recent session were quite general in nature and that future requests for feedback should drill down a little more into the issues being addressed. However, the results of the first public meeting served to indicate that the project is generally on a track that people agree with. PC members noted that they hope to get a broader cross-section of the population responding to requests for input, including reaching out to teenagers.

Alice spoke of the Waterbury revitalization efforts, including a growth in events and venues, and the benefits for both local residents and tourists.

AnnMarie noted that another key point made in the comments received was the importance of keeping the farmers' market active, even when the current location is no longer needed as a septic area. It was agreed that this needs to be part of the discussion, with it first being determined if the current location is the most appropriate.

Bob spoke of the importance of addressing the entire area, and not working to simply present a welcoming Main Street façade.

## **7. Alice Update**

Alice reported that she is on the Act 250 Review committee, and that the group has been actively reviewing applications.

Climate Action Plan – the current work is focused on putting together actions and strategies based upon the work of the various task forces; equity and justice considerations are critical to this work, and Alice suggested that these should apply to Waitsfield's planning as well. Housing requirements will include that the underserved population is considered heavily, as well as the structures themselves being resilient to excess heat and other climate-related impacts if developers hope to qualify for funding.

Regional plan – Alice reported that new FEMA maps will be available for her to present at an upcoming meeting, noting that there are changes to the zones included, and that the new maps have more a more refined definition of the topography. She explained that the Energy chapter is taking a bit of effort due to changing regulations, and that there have been discussions focusing on flood mitigation and public health issues. She confirmed that the Act 248 training for which a link was included in the meeting packet will be recorded, and stressed the importance of this material for PC members.

## **8. Wastewater Planning Project Update**

JB noted that information should be received soon regarding the USDA Rural Development grant application outcome. He also reported that Waitsfield's project is ranked the highest fund-seeking project on CDEDC's priority list. This ranking, in turn, will assure higher scoring on the Northern Borders Regional Commission Catalyst Program grant application due to be completed in early spring.

Bob indicated that engineering meetings will continue, with more material to develop and refine, hopefully resulting in some cost reductions.



## **9. Other Business**

Jonathan reported that there was positive input regarding both the recent Irasville and Route 100 Multi-Use Path community input sessions. He also noted that FEMA paperwork is underway for both Waitsfield and Fayston, covering the July 2024 flooding event.

JB reviewed the upcoming topics to be covered in January PC meetings, particularly review of the Limited Business District uses.

## **10. Adjournment**

The meeting adjourned at 9:02 pm.

Respectfully submitted,  
Carol Chamberlin, Recording Secretary

**TOWN OF WAITSFIELD, VERMONT**  
**Planning Commission Meeting Minutes**  
**Tuesday, December 17, 2024**  
Draft

**Members Present:** Beth Cook, Bob Cook, Emma Hanson, AnnMarie Harmon, Becca Newhall, Alice Peal, Jonathan Ursprung

**Members Absent:** None

**Staff Present:** JB Weir, Planning and Zoning Administrator

**Others Present:** Brian Voigt (CVRPC)

## **II. Regular Business**

### **1. Call to Order**

The meeting was called to order at 7:02 pm by Jonathan Ursprung. The meeting was held in person at the Town Offices and remotely via Zoom.

### **2. Review agenda for addition, removal, or adjustment of any items**

The order of the agenda items was adjusted.

### **3. Public Forum**

No members of the public were present.

### **4. CVRPC/FMR Workshop on Aging MRV Septics**

Brian Voigt spoke of a wastewater workshop being planned by CVRPC, in conjunction with his work with DEC and the Tactical Basin Plan for the Winooski River watershed. The need for this type of workshop was identified through that program. The presentation will focus on onsite wastewater topics such as permitting, new technologies, etc.

There was a discussion regarding the need to avoid confusion with the Wastewater Project; Brian will discuss this with the DEC presenters to determine if the title of the workshop and other promotional materials can be adjusted accordingly.

Brain then provided an update on the Clean Water Service Provider project for which the Town applied for funding to study and potentially create floodplain connections at five or six locations along the Mad River. Funding has been awarded for the engineering phase of the work, and an RFP will be issued so that the feasibility of the potential reconnections may be assessed. If any projects are to be implemented, further funding for the construction phase will be sought. Brain will provide the PC with a report on the engineering studies in April 2024.

### **5. Alice Update**

Regional Plan committee work – Alice reported that Brian Voigt and Lincoln Frasca of CVRPC presented their draft of the Natural Resources chapter, which appears to be ready for inclusion in the final Plan. Other chapters which are ready to move forward include those on Economy, Transportation, and one other; Alice would like the PC to review chapters as they are drafted and reviewed by the Regional Plan group, rather than waiting until the entire document has been compiled. She indicated that the group will be meeting more frequently in coming months to expedite the draft/review process for the Regional Plan.

Alice recommended a webinar with FEMA and the American Planners Association, and noted that FEMA is considering implementing requirements for disaster mitigation planning.

Climate Action Plan – Alice noted that the Public Health portion of the Plan has been drafted, and recommendations have been presented to the full Climate Council; this material has focused in large part on ensuring health equity among Vermonters.

Meadow Road bridge – a meeting is scheduled for the end of the week regarding applying for a Vtrans grant for the first stage in determining whether to repair or replace the bridge; DuBois & King will be completing a study to provide to VTrans. Efforts continue to have FEMA allow for their covering some of the cost of this project. Alice also noted that the new weight limit has been posted, but is not necessarily being observed. JB explained that a full damage inventory is being put together for FEMA, for damage due to the July 2024 flooding.

Act 250/Section 248 process differences were clarified; the training mentioned by Alice at the previous meeting was regarding Section 248 of Title 30 – Public Utility Commission hearings and approvals.

## **6. Approval of Minutes**

Approval of the minutes of December 3, 2024 was postponed.

## **7. Groundwater Protection Overlay**

JB reported that he had sought legal input regarding the questions that were raised at the previous meeting, and had been advised to not include any language specific to forestry operations, as the AMPs which must be followed are geared to protect water resources. Regarding off highway vehicles, JB had consulted maps and determined that the VAST trail closest to the Overlay area is outside of all three zones, although he acknowledged that there may be other unofficial trails that run closer to the water source. His recommendation was to approve the draft Overlay language in its current iteration. No PC members raised any further concerns.

**MOTION:** *AnnMarie made a motion to approve the Groundwater Protection Overlay language as drafted, including definitions and maps, and to begin the adoption process. The motion was seconded by Beth, and passed with Bob abstaining.*

JB outlined the process steps, and it was agreed to postpone the Public Hearing until February 18, 2024 in order to allow time for JB to get all the necessary noticing and distribution of the draft in place.

## **8. Village Master Planning**

Jonathan updated the group, noting that no Steering Committee meeting had been held in December, but that the core team had met to review some preliminary drawings of ideas that may be incorporated into the Plan as it is developed. He pointed out that all this work is in preliminary stages. Some of what has been looked into is incorporating ideas raised during the public meeting, looking at Slow Road possibilities, and identifying landowners/tenants to be included in early conversations. He also noted that the website has been updated, and contains a link for submitting additional public comments.

He and AnnMarie spoke of planned FPF postings, and coordinated a schedule for submitting those.

Annmarie spoke of the committee's having discussions regarding potential locations for housing development, but noted that the plans currently consist of rough diagrams, and that SE Group will be looking at this aspect of the planning in more detail, including determining an initial range of the number of housing units which may be possible.

One option being explored is the potential for closing the Slow Road for hosting of the Farmers' Market, which could be configured to also help alleviate related parking constraints.

So far, the Fiddler's Green area has not been looked at during the work with SE Group.

JB is compiling a list of priority land owners, including the potential new owner of the Mad River Green shopping center. He noted that Skatium principals are also engaged, and that Don Swain plans to attend the next Steering Committee meeting.

Becca began a discussion regarding the slowing of traffic on Route 100. Jonathan explained that VTrans dictates what is allowed to change along state highways, but that SE Group is exploring traffic calming measures that may be implemented with the road in its current configuration, including safe crossings. He also explained that where there is more dense population and pedestrian use, VTrans is typically more willing to entertain ideas for reconfigurations. PC members spoke of towns where this type of road development has taken place, such as Brandon and Danville.

Bob asked that materials drafted during the next meeting with SE Group be distributed prior to the PC meeting if possible.

## **9. Wastewater Planning Project Update**

JB provided some updates on meetings and applications related to ongoing and upcoming funding requests, and he and Bob both noted that the work involved with these programs is cumbersome and a slow process.

## **10. Other Business**

AnnMarie shared that she had attended a webinar covering Vermont's navigating climate risks and building resilience; she noted that Vermont has a reputation of being climate change resilient, but yet is ranked #3 in the US in the number of disasters per capita. She explained that there are new organizations forming throughout the state to address impacts such as increased disasters, the shrinking of ski season, and other climate change impacts.

AnnMarie had also attended a meeting where flood insurance was the topic of discussion, and was struck by the fact that DEC staff working on these matters must cover multiple aspects of the process, from rulemaking to permitting to addressing needs after a flood. She indicated that fortunately there have been numerous volunteer organizations working to assist people experiencing disaster-related issues. She offered to put together a summary of both webinars for JB to disseminate.

Bob noted that Joshua Schwartz had indicated that he will be working on a Warren project; JB confirmed that Joshua will be continuing with his assistance with Waitsfield's Wastewater project.

**11. Adjournment**

The meeting adjourned at 8:59 pm.

Respectfully submitted,  
Carol Chamberlin, Recording Secretary

## **Groundwater Protection Overlay District**

### Adoption Timeline

- 1) 12/17/2024: PC approved Table 2.12, corresponding definitions and Map
- 2) 1/18/2025 (no later than): Warn meeting and notice required State agencies
- 3) 2/18/2025: PC public hearing for adoption
- 4) 2/19/2025: Send PC approved GPOD to Selectboard
- 5) March/April: Select Board public hearing for adoption (could be later depending on Town Administrator vacancy)

**Planning Commission Reporting Form  
For Municipal Bylaw Amendments  
Town of Waitsfield  
Groundwater Protection Overlay District**

This report is in accordance with 24 V.S.A. §4441 (c) which states:

*When considering an amendment to a bylaw, the planning commission shall prepare and approve a written report on the proposal. A single report may be prepared so as to satisfy the requirements of this subsection concerning bylaw amendments and subsection 4384 (c) of this title concerning plan amendments...The report shall provide:*

*(A) Brief explanation of the proposed amendment and... include a statement of purpose as required for notice under §4444 of this title:*

The proposed amendment is to establish a Groundwater Protection Overlay District in order to protect public health, safety and welfare by minimizing the potential for contamination of vulnerable aquifers and source protection areas as authorized under 24 V.S.A. §4414(2), as well as preserving and protecting existing and potential sources of drinking water supplies. The proposed zoning amendment for a source protection area intends to regulate particular uses of land and land development within a certain radius of the Town's aquifer.

*And shall include findings regarding how the proposal:*

- 1. Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing:*

As stated in the 2023 Waitsfield Town Plan, Source Protection Areas have been delineated as required by the state to protect public community water systems serving 15 or more service connections, or 25 or more users year-round (page 11-7). The Plan also states that within designated SPAs, special consideration must be given to prohibiting, or carefully managing, development and practices that could contaminate local groundwater supplies. These include poorly designed or failing septic systems, underground storage tanks, and the storage of hazardous materials and road salt (page 11-8). The Town of Waitsfield Community Water System currently serves the Irasville and Waitsfield Village growth center. This area has the highest density of residential development in the Town. The municipal water system provides these residents with a safe and cost-effective water supply, as it relieves residents of the risk of costly remediation wrought by contamination of private wells. The proposed Groundwater Protection Overlay District intends to protect the Town aquifer from potential contamination at its source.

The 2023 Waitsfield Town Plan includes the following goals:

- Land development within mapped water supply source protection areas should be designed to avoid groundwater contamination and discourage uses posing a high risk of contamination (11.L-52).
- 2. Is compatible with proposed future land uses and densities of the municipal plan:*

The proposed Groundwater Protection Overlay District supports future land uses and densities within the Town as identified within the 2023 Town Plan.

3. *Carries out, as applicable, any specific proposals for any planned community facilities:*

This proposed zoning amendment does not carry out any specific proposals for planned community facilities and it would not impact any plans for community facilities.



**TOWN OF WAITSFIELD PLANNING COMMISSION  
NOTICE OF PUBLIC HEARING TO CONSIDER  
PROPOSED REVISIONS TO THE WAITSFIELD ZONING BYLAWS**

In accordance with state statute [24 V.S.A. Chapter 117 §4441], the Waitsfield Planning Commission will hold a public hearing on **Tuesday, February 18, 2025 at 7:00 p.m.** at the Waitsfield Town Offices to receive comments on proposed amendments to the Waitsfield Zoning Bylaw. This will be a hybrid meeting and the **public may attend in person at the Waitsfield Town Offices or remote via Zoom** with telephone and/or video access. To join the meeting remotely, use this link:

<https://us02web.zoom.us/j/9190265312>

**Meeting ID: 919 026 5312**

**Or call: 1 929 205 6099**

The Planning Commission identified one primary focus area for revising zoning bylaws, supported by the goals and recommendations of the Waitsfield Town Plan: the protection of the Town's public water source.

The Town of Waitsfield recognizes that many residents rely on groundwater for their safe drinking water supply, and that certain land uses have the potential to contaminate groundwater, particularly in shallow/surficial aquifers, or when contaminants can get into a bedrock aquifer. To ensure the protection of these drinking water supplies, this bylaw establishes a zoning overlay district to be known as the Groundwater Protection Overlay District ("GPOD").

The purpose of the GPOD is to protect public health, safety and welfare by minimizing the potential for contamination of vulnerable aquifers and source protection areas as authorized under 24 V.S.A. §4414(2), as well as preserving and protecting existing and potential sources of drinking water supplies. It is the intent of the Town of Waitsfield to accomplish this through the adoption of this GPOD, which provides standards to regulate particular uses of land and land development with the foregoing purpose in mind, in addition to those currently imposed by existing zoning districts or other state and federal regulations. It is intended that public education and cooperation will complement this effort.

The GPOD is superimposed on the Agricultural-Residential District and Forest Reserve District or other zoning districts within the area of the mapped GPOD and shall apply to all land development within the GPOD.

All of the proposed amendments and regulations are consistent with the Act, including the goals set forth in §4302, and are in conformance with, and are intended to implement, the Waitsfield Town Plan.

The full text of the proposed amendments can also be found XXXX. Copies of the full text of the proposed amendments to the zoning bylaws and a report prepared in accordance with §4441 of the Act are available at the Waitsfield Town Offices during regular business hours. All interested persons are requested to attend and provide comments during the public hearing. Written comments may also be submitted to the Waitsfield Planning Commission via mail to 4144 Main St. Waitsfield, VT 05673 or via email to the Planning and Zoning Administrator at [pza@gmavt.net](mailto:pza@gmavt.net).

**From:** [Alice Peal](#)  
**To:** [Jonathan Ursprung](#); [AnnMarie Harmon](#); [Emma Hanson](#); [Bob Cook](#); [Beth Cook](#); [Becca Newhall](#)  
**Cc:** [JB](#)  
**Subject:** Fwd: Land Use Reform Training - Recording and Slides Posted  
**Date:** Thursday, January 2, 2025 1:31:14 PM

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Begin forwarded message:

**From:** Will Pitkin <[pitkin@cvregion.com](mailto:pitkin@cvregion.com)>  
**Subject:** Land Use Reform Training - Recording and Slides Posted  
**Date:** January 2, 2025 at 1:09:02 PM EST  
**To:** Niki Sabado <[sabado@cvregion.com](mailto:sabado@cvregion.com)>, Will Pitkin <[pitkin@cvregion.com](mailto:pitkin@cvregion.com)>  
**Cc:** Nancy Chartrand <[chartrand@cvregion.com](mailto:chartrand@cvregion.com)>, Christian Meyer <[meyer@cvregion.com](mailto:meyer@cvregion.com)>

Happy new year,

Thanks to everyone who attended the Land Use Reform Municipal Training on 12/19. If you weren't able to attend or want to refer back to the training materials, the recording, slide deck, and follow-up to questions we didn't answer at the training are all up on CVRPC's website. Please see the links below:

Recording: [https://us02web.zoom.us/rec/share/867Cj-esnTSMhFd1jrsv4zybuyhFL9Oglq6ymMlqyYcXaxCZWbZCr0Pwm\\_Sdb9Wr.byXmae30RY4T3iRb](https://us02web.zoom.us/rec/share/867Cj-esnTSMhFd1jrsv4zybuyhFL9Oglq6ymMlqyYcXaxCZWbZCr0Pwm_Sdb9Wr.byXmae30RY4T3iRb)

Slide deck: <https://centralvtplanning.org/wp-content/uploads/2024/12/Land-Use-Reform-Municipal-Training.pdf>

Follow-up to questions: <https://centralvtplanning.org/wp-content/uploads/2025/01/Follow-up-To-Questions-Land-Use-Reform-Municipal-Training.pdf>

Thanks,

Niki Sabado and Will Pitkin

Planners, Central Vermont Regional Planning Commission

[sabado@cvregion.com](mailto:sabado@cvregion.com) (802)-229-0380

[pitkin@cvregion.com](mailto:pitkin@cvregion.com) (802)-262-1048

2024 Waitsfield Planning Commission Work Plan			
	Tasks	Project	Timeline
		<b>VILLAGE MASTER PLANNING</b>	
1	<b>Irasville Master Planning</b>	This project will incorporate the updated wetland maps and include a review of the history of planning in Irasville. Segue from the By-Laws Modernization Grant work and Wastewater project.	Begins May 8
		<b>Zoning and By-Laws</b>	
1	<b>GPOD</b>	Groundwater Protection Overlay District to be adopted to protect certain land radii around the Town aquifer off Reed Road. This is being done at the behest of the Water Commission. The PZA has drafted the ordinance for the overlay and it is currently under review by the Town attorneys.	Summer 2024 - in process
2	<b>Cannabis Land Use</b>	Land use regulation related to Act 164 (Cannabis Tax & Regulation). Cannabis cultivation, testing, warehousing, and distribution which are NOT opt-in and are also not regulated by the state as agriculture. Become familiar with the Cannabis Control Board regulations and how they affect towns.	<i>PZA recommends holding off</i>
3	<b>Limited Business District</b>	Reviewing standards and purpose. Numerous people have approached the PZA with regard to developing housing in this area. As it stands, residential development is deterred in this area. However, given the proximity to the Town's future disposal field, future phasing of the wastewater system could allow for	
4	<b>Additional Zoning Bylaws Amendments</b>	These should be guided by the most recent legislative updates as well as topics that have come up over the past few months that staff has been tracking (temporary ADUs, updates to the sign standards, definition of story, etc.). Short term rentals should be a part of this discussion. Tasks in Chapter 4 of Town Plan - Housing	
		<b>Town Plan</b>	
1	<b>Establish Framework for next Plan update</b>	What must be updated for next iteration? What should be updated? Do we hire a planning consultant?	
2	<b>Childcare</b>	Satisfy statutory requirements with regard to support of childcare	
3	<b>Energy Plan</b>	Satisfy requirements of updated Energy Plan standards	